



CITY OF DANBURY
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

PLANNING COMMISSION
www.danbury-ct.gov

(203) 797-4525
(203) 797-4586 (FAX)

AGENDA – REGULAR MEETING
WEB BASED MEETING HOSTED ON ZOOM
JULY 7, 2021
7:30 P.M.

Public Participation Instructions on Page 3 of this Agenda
To view livestream on Danbury CT Planning & Zoning YouTube Channel click on
<https://www.youtube.com/channel/UC59LEpmvEgAN4B3EAyXEVTQ>

To View Application Materials, Click on Links Below the Agenda Item.

ROLL CALL:

ACCEPTANCE OF MINUTES: June 16, 2021.
Click on link for draft minutes.

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 21, 2021.

PUBLIC HEARING:

- 1) Nejame Plaza LLC – Application for Special Exception/Revised Site Plan Approval to permit Storage of Concrete Aggregates or Manufacture of Concrete & Concrete Products, Storage of Bituminous Product, Storage or Sale of Building Materials, & Storage of Construction Equipment (Nejame Pool Industrial Site) in the IG-80 Zone - 44 Payne Road (N12004) - SE #776.

Click on link for
[Special Exception/Site Plan applications.](#)
[Notice to Town of Bethel.](#)
[Maps & Documents thru 5/17/21.](#)

[View Materials from April 7, 2021 meeting.](#)
[View Materials from May 19, 2021 meeting.](#)

CONTINUATION OF PUBLIC HEARING:

- 1) Newtown Road LLC/Maria & Manuel Andre, Manuel Neves Gouveia Marques, & Antonio Mendes Gouveia Marques – Application for Special Exception/Site Plan Approval for Child Day Care Center in the CG-20/RA-8 Zone – 36 Newtown Road, 40 & 42 Newtown Road, Whitney Avenue (K13188, K13190 & K12255, & K12254) – SE 780. ***THIS APPLICATION IS TABLED - THERE WILL BE NO ACTION TAKEN OR DISCUSSION ON IT.***
- 2) Wooster Mountain Realty LLC - Application for Special Exception/Site Plan Approval for Medical Office (Danbury Proton LLC) and Trip Generation Over 500 Vehicle Trips Per Day in the IL-40 Zone - 85 Wooster Heights Road (G18062) - SE #781.

Click on link for
[Departmental Reports.](#)
[Applicant's Response to Department Comments.](#)
[Revised Plans.](#)

[View Materials from June 16, 2021 meeting.](#)

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

- 1) Nutmeg Square LLC - Application for Revised Special Exception/Revised Site Plan Approval for Fast Food Restaurant (“Jersey Mike’s”) and Trip Generation over 500 Vehicle Trips Per Day in the CG-20 Zone (& Small Piece of IG-80) - 70-72 Newtown Road (L12026) - SE #697.

[Click for draft resolution.](#)

REFERRALS: None.

NEW BUSINESS:

- 1) 8-3a Referral: Petition of Sharon B. Calitro, Planning Director to Amend Sections 2.B and 10.J. of the Zoning Regulations. (Moratorium on the Acceptance of Applications, Amendments, Petitions or Issuance of Zoning Permits for or related to Cannabis Establishments; new Definitions) *Zoning Commission public hearing scheduled for July 27, 2021. THIS DATE IS SUBJECT TO CHANGE DEPENDING ON CIRCUMSTANCES RELATED TO COVID-19.*

CORRESPONDENCE: None.

OTHER MATTERS:

FOR REFERENCE ONLY:

- 1) Real Time Capital Properties LLC – Application for Revised Floodplain Permit for “Safe & Sound Storage”, 18 Great Pasture Road (L15008-009) – SE #769.

ADJOURNMENT

PUBLIC PARTICIPATION INSTRUCTIONS:

NOTE: This meeting starts at 7:30 PM (US and Canada), PLEASE feel free to join early after 7:00 PM to test the audio and video connection.

Topic: Planning Commission Meeting

Time: Wednesday, July 7, 2021, at 7:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87155330826?pwd=TIZBejRkSHV3cVdLeWRFUGp5VG85dz09>

Meeting ID: 871 5533 0826

Passcode: 587200

One tap mobile

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+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 871 5533 0826

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Find your local number: <https://us02web.zoom.us/j/87155330826?pwd=TIZBejRkSHV3cVdLeWRFUGp5VG85dz09>

Also Virtual Meeting Instructions on Planning Commission webpage.